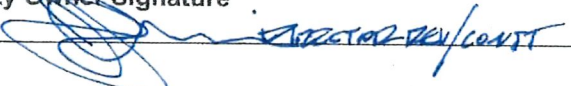
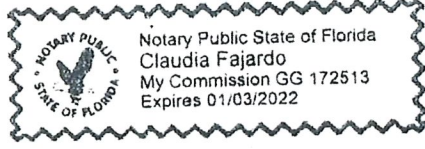


# Administrative Alternates

Development Services Customer Service Center | 1 Exchange Plaza, Suite 400 | Raleigh, NC 27601 | 919-996-2495 | efax 919-996-1831

<b>Administrative Alternate Request:</b> <i>Requested in accordance with UDO Section 10.2.17</i>	<b>OFFICE USE ONLY</b>
Section(s) of UDO affected: <b>Section 1.5.6</b> Provide an explanation of the alternate requested, along with an applicant's statement of the findings We seek an alternate on the percentage of facade required to be located in the build-to zone. Provide all associated case plan numbers including zoning and site plan:	Transaction Number

<b>Property Address</b> 5200 CAPITAL BLVD		<b>Date</b> 8/10/2018
<b>Property PIN</b> 1726464925	<b>Current Zoning</b> CX-3-PL	
<b>Nearest Intersection</b> SPRING FOREST RD AND CAPITAL BLVD		<b>Property size (in acres)</b> 1.63 AC
<b>Property Owner</b> PHD @ 5200 CAPITAL, LLC	<b>Phone</b> 561-600-8652	<b>Mail</b> 3930 Max Place, Boynton Beach, FL
	<b>Email</b> jeff@phdevelopers.com	
<b>Project Contact Person</b> Don Curry, PE	<b>Phone</b> 919-552-0849	<b>Mail</b> 205 South Fuquay Avenue, Fuquay
	<b>Email</b> don@curryeng.com	
<b>Property Owner Signature</b> 	<b>Email</b> jeff@phdevelopers.com	
<b>Notary</b> Sworn and subscribed before me this <u>21st</u> day of <u>August</u> , 20 <u>18</u>	<b>Notary Signature and Seal</b> 	

August 23, 2018

**Mr. Carter Pettibone**

City of Raleigh  
Urban Design Center  
220 Fayetteville Street, Suite 200  
Raleigh, NC 27601

**RE: PHD 5200 Capital Blvd**  
Transaction #555372  
Response to Sketch Plan Review Comments

Dear Mr. Pettibone:

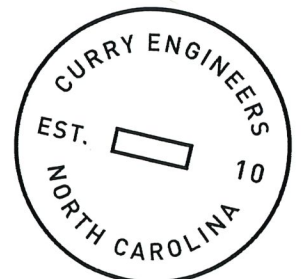
The purpose of this letter is to respond to your review comments dated July 27, 2018, for the above referenced project. Your comments and corresponding responses are summarized below:

*CSC Plan Intake Proc – Kimberly Pruitt 919.996.2434*

1. The approved alternate meets the intent of the build-to regulations  
The proposed alternate does not conflict with the build-to intent as stated.
2. The approved alternate conforms to the Comprehensive Plan and adopted City plans.  
The proposed site conforms to the existing site and does not affect the Comprehensive and City plans.
3. The approved alternate does not substantially negatively alter the character-defining street wall or establish a build-to pattern that is not harmonious with the existing built context.  
The proposed alternate does not disturb the right of way or amenity area, and conforms to the existing building context.
4. The change in percentage of building that occupies the build-to area or increased setback does not negatively impact pedestrian access, comfort or safety; and  
The proposed alternate does not disturb the right of way or any pedestrian access.
5. Site area that would have otherwise been occupied by buildings is converted to an outdoor amenity area under Sec. 1.5.3 B  
The proposed building has less area than the existing, and most of the remainder has been converted to amenity area. See Site Plan C-03.

**T** (919) 552-0849  
**F** (919) 552-2043

205 S. Fuquay Avenue  
Fuquay-Varina, NC 27526



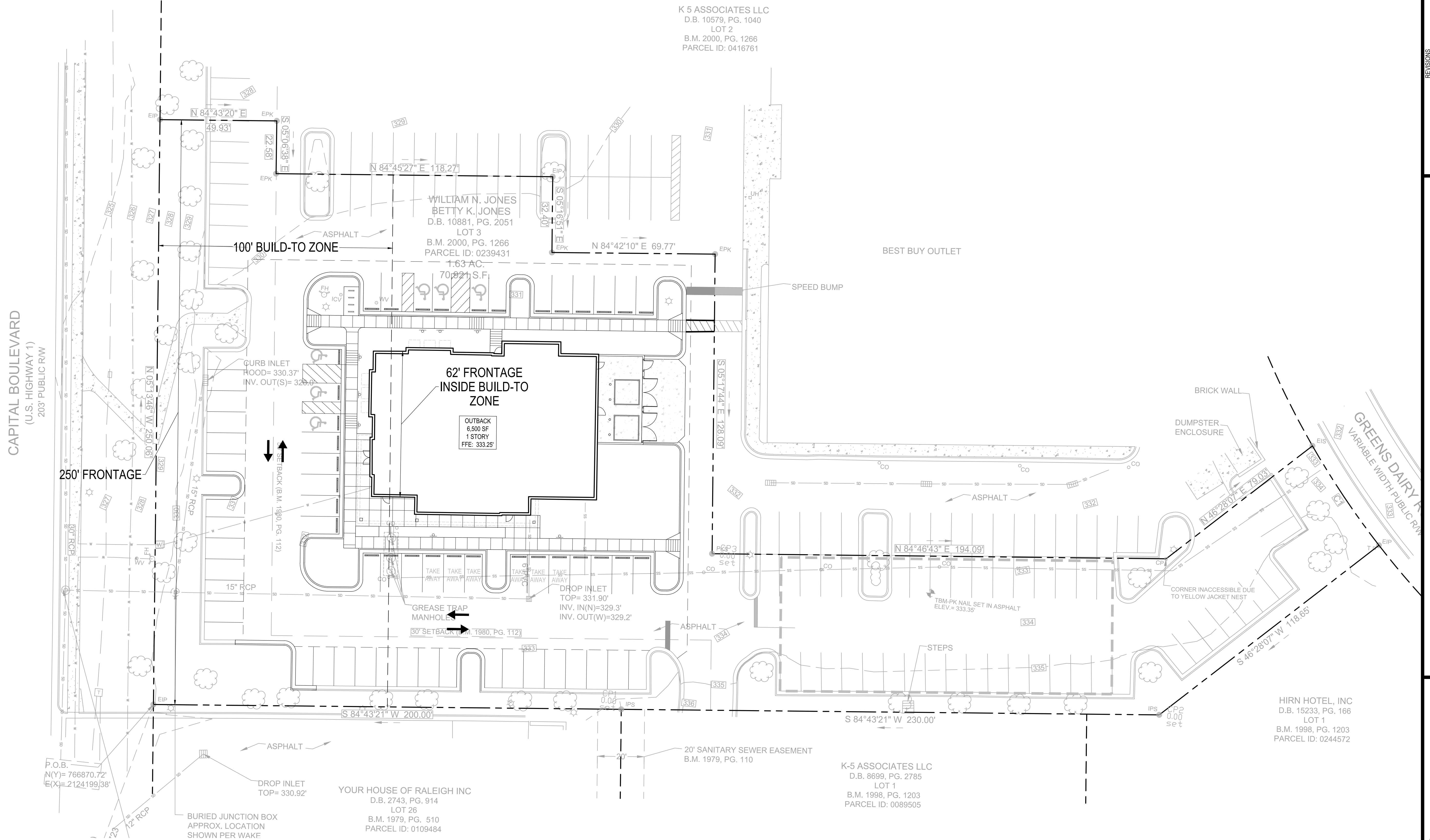
Feel free to contact me with any questions or concerns regarding this project.

Sincerely,

The Curry Engineering Group, PLLC

A handwritten signature in blue ink, appearing to read "Jared Matthews", with a long horizontal flourish extending to the right.

Jared Matthews, EI  
Associate



## SITE INFORMATION

LOCATION: \_\_\_\_\_ 5200 CAPITAL BLVD.  
RALEIGH, NC  
MUNICIPALITY: \_\_\_\_\_ RALEIGH, NC  
ZONING: \_\_\_\_\_ IND-1  
ACREAGE: \_\_\_\_\_ 1.63  
TOTAL BLDG SF: \_\_\_\_\_ 6,500 SF

PARKING: \_\_\_\_\_  
EXISTING PARKS: \_\_\_\_\_ 124 PARKS

BUILDING SPECIFICATION: 1 SPACE / 150 SF RESTAURANT  
RESTAURANT SF: \_\_\_\_\_ 6,500 SF

TOTAL PARKS REQUIRED:  
RESTAURANT: 6,500/150: \_\_\_\_\_ 44 PARKS

PROVIDED PARKING: \_\_\_\_\_ 34 PROPOSED  
89 EXISTING (RETAINED  
= 123 PARKS)

100' BUILD-TO SPECIFICATION: 50% OF 250' FRONTAGE  
REQUIRED LF: 125 FACADE  
PROVIDED LF: \_\_\_\_\_ 62 FACADE

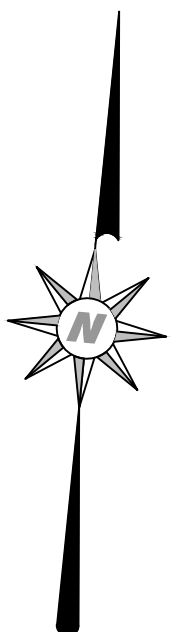
SCALE: 1 IN = 20 FT

20' 10' 0 20' 40'

SCALE IN FEET  
HORIZONTAL

***Civil Engineering:***  
The Curry Engineering Group, PLLC  
205 S. Fuquay Ave.  
Fuquay-Varina, NC 27526

919.552.0849 (v)  
919.552.2043 (f)  
email: don@curryeng.com  
Contact: Don Curry, PE



CAPITAL BOULEVARD  
(U.S. HIGHWAY 1)  
203' PUBLIC R/W

NOTES

1. AREA COMPUTED USING THE COORDINATE METHOD.
2. THIS IS AN ALTA/TPS SURVEY OF AN EXISTING PARCEL OF LAND.
3. BEARINGS ARE BASED ON NAD 83 (11).
4. ELEVATIONS ARE BASED ON NAVD 88.
5. NO ZONING REPORT WAS PROVIDED AT TIME OF SURVEY.
6. THERE WAS NO EVIDENCE OF RECENT EARTH WORK AT TIME OF SURVEY.
7. NATURED DELINEATION MARKERS WERE OBSERVED AT TIME OF SURVEY.





































8. PARKING INFORMATION

REGULAR PARKING -	117
HANDICAP PARKING -	6
TOTAL -	123

FIRST AMERICAN TITLE INSURANCE COMPANY  
FILE NO.: NCS-846053-CHAR  
SCHEDULE B - SECTION II  
EXCEPTIONS FROM COVERAGE

- Defects, liens, encumbrances, adverse claims or other matters. If any created, first appearing in the public records or attaching subsequently to the effective date hereafter but prior to the date the proposed insured receives notice of recording of the estate or interest or mortgage therein covered by this Commitment - NOT A MATTER OF SURVEY.
2. Taxes for the year 2017 which are a lien, but not yet due and payable, and all subsequent years' - NOT A MATTER OF SURVEY.
3. Terms, provisions, covenants, conditions, easements and restrictions as provided in Declaration, recorded in Book 2736, Page 351, with Supplemental Declaration recorded in Book 2892, Page 414, Wake County Registry - NOT A MATTER OF SURVEY.
4. Easement and Restrictions recorded in Book 2892, Page 414, Wake County Registry - NOT A MATTER OF SURVEY. IT IS ALSO NOTE IT APPEARS THAT THESE COVENANTS HAVE RUN THEIR TERM EXPIRING IN 2014
5. Terms, provisions, covenants, conditions, easements and restrictions as provided in Declaration of Easements, Covenants, Conditions and Restrictions for One North Commerce Center, Phase II, recorded in Book 5893, Page 40, with Amendment to Declaration of Easements, Covenants, Conditions and Restrictions recorded in Book 6084, Page 54, with Supplemental Declaration recorded in Book 6084, Page 54, Wake County Registry and Waver recorded in Book 6894, Page 594, Wake County Registry - NOT A MATTER OF SURVEY.
6. Terms, provisions, covenants, conditions, easements and restrictions as provided in Declaration of Easements, Covenants, Conditions and Restrictions recorded in Book 6084, Page 54, Wake County Registry and First Amendment to Declaration of Easements, Covenants and Restrictions recorded in Book 8306, Page 2173, Wake County Registry - NOT A MATTER OF SURVEY.
7. Easement and Restrictions recorded in Book 6084, Page 54, Wake County Registry, Book 6084, Page 54, Wake County Registry - THIS IS A BLANKET EASEMENT- THE LOCATION CANNOT BE DETERMINED FROM THE RECORD DOCUMENT
8. Easement and Reserved Non-Exclusive ingress and Egress Easements reserved in North Carolina Special Warranty Deed recorded in Book 7952, Page 25, Wake County Registry - THE LOCATION CANNOT BE DETERMINED FROM THE RECORD DOCUMENT
9. Cross Access recorded in Book 8084, Page 67, Wake County Registry - THE LOCATION CANNOT BE DETERMINED FROM THE RECORD DOCUMENT
10. Easements and any other factors on plot recorded in Book Maps # 998, Page 864, Wake County Registry - ANY SUCH MATTERS ARE SHOWN HEREIN
11. Easements and any other facts as shown on plot recorded in Book of Maps #200, Page 1266, Wake County Registry - ANY SUCH MATTERS ARE SHOWN HEREIN
12. Easement and any other factors on plot recorded in Book 10378, Page 1558, with Assignment and Release of Lease recorded in Book 10881, Page 2058, Wake County Registry - NOT A MATTER OF SURVEY
13. Assignment to Carolina Power & Light Company recorded in Book 3386, Page 889, Wake County Registry - ANY SUCH MATTERS, RIGHTS OR INTERESTS ARE SHOWN HEREIN
- AS SHOWN IN BOOK 2000 P 1266 THE EASEMENT RUNS IN A WEST-EAST DIRECTION AND LIES OVER NORTH 100% OF THE SUBJECT PROPERTY.
- THE EASEMENT IS PRESUMED TO BENEFIT TENANTS ONLY (OR rental agreement) AND DOES NOT A MATTER OF SURVEY.
14. Encroachments, overlaps, boundary line disputes, deficiency in amount of area, rights, easements, duties, interests, claims, rights, title, or other matters, whether or not such claims shall would be resolved by a current and accurate survey and inspection of the Land - ANY SUCH MATTERS ARE SHOWN HEREIN.

LEGEND

- |   |                            |
|---|----------------------------|
|  | BOLLARD                    |
|  | CABLE PED.                 |
|  | CLEAN OUT                  |
|  | CURB INLET                 |
|  | ELECTRIC MANHOLE           |
|  | ELECTRIC TRANSFORMER       |
|  | UTILITY HANDLE             |
|  | EXISTING IRON PIPE         |
|  | EXISTING IRON STAKE        |
|  | EXISTING PARKER KALON NAIL |
|  | IRON PIPE SET              |
|  | PARKER KALON NAIL SET      |
|  | FIRE HYDRANT               |
|  | GUY WIRE                   |
|  | INDEX CONTOUR              |
|  | LIGHT POLE                 |
|  | RIGHT-OF-WAY               |
|  | SIGN                       |
|  | TELEPHONE PED.             |
|  | TREE                       |
|  | FIBER OPTIC LINE           |
|  | TELEPHONE LINE             |
|  | WATER LINE                 |
|  | UTILITY POLE               |
|  | WATER MANHOLE              |
|  | WATER METER                |
|  | WATER VALVE                |
|  | WATER VAULT                |
|  | DROP INLET                 |
|  | STORM DRAIN MANHOLE        |
|  | CONCRETE                   |
|  | TELEPHONE MANHOLE          |
|  | TEMPORARY BENCHMARK        |
|  | HANDICAP PARKING           |
|  | IRRIGATION CONTROL VALVE   |
|  | TELEPHONE PHONE VAULT      |

**PHD - 5200 CAPITAL BLVD. - RALEIGH, NC**

## EXISTING CONDITIONS

T (919) 552-0849  
F (919) 552-2043

**Curry**  
ENGINEERING

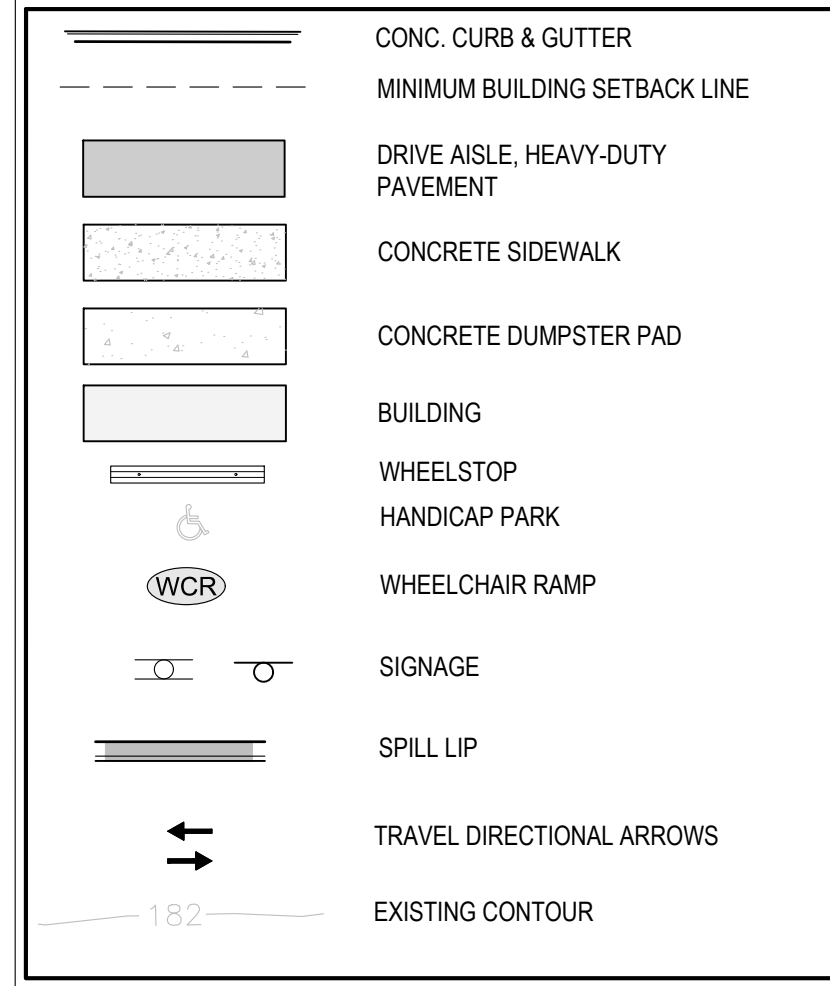
**C-01**

***C-01***

SKETCH PLAN TRANSACTION NUMBER: 520478      CONCURRENT TRANSACTION NUMBER: 555372

BEST BUY OUTLET

### SITE LEGEND



1. ALL SIGNS SHOULD USE PRISMATIC SHEETING THAT MEETS MINIMUM RETROREFLECTIVITY STANDARDS FOUND IN THE LATEST EDITION OF THE MUTCD.
2. ALL CONSTRUCTION MUST BE PERFORMED IN ACCORDANCE WITH CITY OF RALEIGH, NCDOT, AND NCDEQ STANDARD SPECIFICATIONS AND DETAILS.
3. ALL ASPHALT EDGES SHALL BE SAW CUT TO PROVIDE A GOOD LONGITUDINAL JOINT. MILL 1.5 FEET AT 1.5 INCHES DEEP MINIMUM TO PROVIDE A LONGITUDINAL LAP JOINT FOR FINAL SURFACE LAYER. NO MILLING SHALL BE LEFT FOR A PERIOD OF TIME GREATER THAN 48 HOURS BEFORE A STREET IS TO BE PAVED/RESURFACED.
4. THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING AND PAYING FOR ANY PERMITS AND/OR CONNECTION FEES REQUIRED TO CARRY OUT THE WORK.
5. CONTRACTOR IS RESPONSIBLE FOR VERIFYING ALL GRADES PRIOR TO THE START OF CONSTRUCTION.
6. DUMPSTER PAD GATE ENCLOSURE SHALL BE SOLID AND COLORED TO MATCH THE BUILDING.
7. EXISTING UTILITY LOCATIONS SHOWN ARE APPROXIMATE AND SHALL BE FIELD VERIFIED.
8. ALL DIMENSIONS ARE TO EDGE OF PAVEMENT, FACE OF CURB, FACE OF BUILDING, OR PROPERTY LINE UNLESS SHOWN OTHERWISE.
9. TACTILE WARNING MATS ARE TO BE INSTALLED ON ALL WHEELCHAIR RAMPS.
10. ALL PARKING STALL MARKINGS AND LANE ARROWS WITHIN THE PARKING AREAS SHALL BE WHITE.
11. MAX. SIDEWALK CROSS-SLOPE IS 2%.
12. ALL SIGNAGE SHALL COMPLY WITH CITY OF RALEIGH ORDINANCE, LATEST EDITION.
13. CONTRACTOR SHALL REPAIR ENTIRE ASPHALT CRACKS, SEAL COAT, AND RE-STRIPE EXISTING PARKING SPACES.
14. ALL EXTERIOR SIGNAGE WILL BE PERMITTED SEPARATE OF THE SITE PLAN.

**CITY OF RALEIGH-PLANS AUTHORIZED FOR CONSTRUCTION**

PLANS FOR THE PROPOSED USE HAVE BEEN REVIEWED FOR GENERAL COMPLIANCE WITH APPLICABLE CODES. THIS LIMITED REVIEW, AND AUTHORIZATION FOR CONSTRUCTION IS NOT TO BE CONSIDERED TO REPRESENT TOTAL COMPLIANCE WITH ALL LEGAL REQUIREMENTS FOR DEVELOPMENT AND CONSTRUCTION. THE PROPERTY OWNER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND FOR COMPLIANCE WITH ALL APPLICABLE CITY, STATE, AND FEDERAL LAWS. THIS SPECIFIC AUTHORIZATION BELOW IS NOT A PERMIT, NOR SHALL IT BE CONSTRUED TO PERMIT ANY VIOLATION OF CITY, STATE, OR FEDERAL LAW. ALL CONSTRUCTION MUST BE IN ACCORDANCE WITH ALL LOCAL STATE, AND FEDERAL RULES AND REGULATIONS.

## SITE ACCESSIBILITY

CONCURRENT TRANSACTION NUMBER: 555372

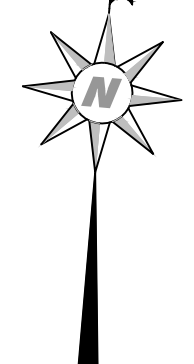


**NORTH CAROLINA  
ONE-CALL CENTER**

SCALE: 1 IN = 20 FT

20' 10' 0 20' 40'

SCALE IN FEET  
HORIZONTAL



**PHD - 5200 CAPITAL BLVD. - RALEIGH, NC**

T (919) 552-0849  
F (919) 552-2043

NEERS 10  
EST. NORTH CAROLINA  
C L I C, NO. P-0799

**Curry**  
ENGINEERING

CAPITAL BOULEVARD  
(U.S. HIGHWAY 1)  
203 PUBLIC R/W

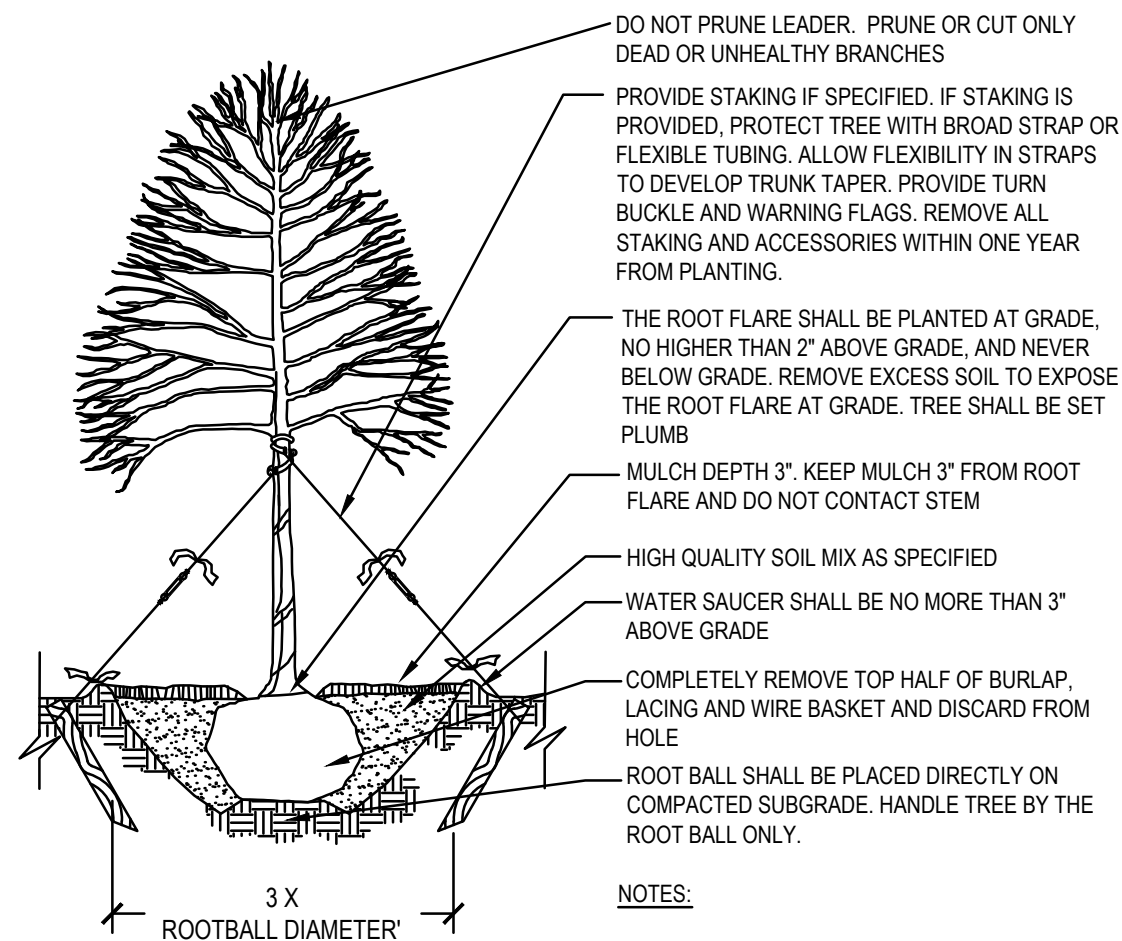
K 5 ASSOCIATES LLC  
D.B. 10579, PG. 1040  
LOT 2  
B.M. 2000, PG. 1266  
PARCEL ID: 0416761

#### LANDSCAPE CALCULATIONS

**7.1.7.2 TREE COVERAGE**  
MINIMUM OF 1 SHADE TREE PER 2,000 SF OF VEHICULAR USE AREA  
REQUIRED: 38,049 SF / 2,000SF = 20 SHADE TREES  
PROVIDED: 30 SHADE TREES (23 EXISTING + 7 PROPOSED)

**7.2.4.B STREET PROTECTIVE YARD**  
TYPE C3: 10' WIDTH MINIMUM; 30 SHRUBS PER 100 LF  
CAPITAL BLVD: 250.06 LF  
REQUIRED: 75 SHRUBS  
PROVIDED: EXISTING CONTINUOUS EVERGREEN HEDGE

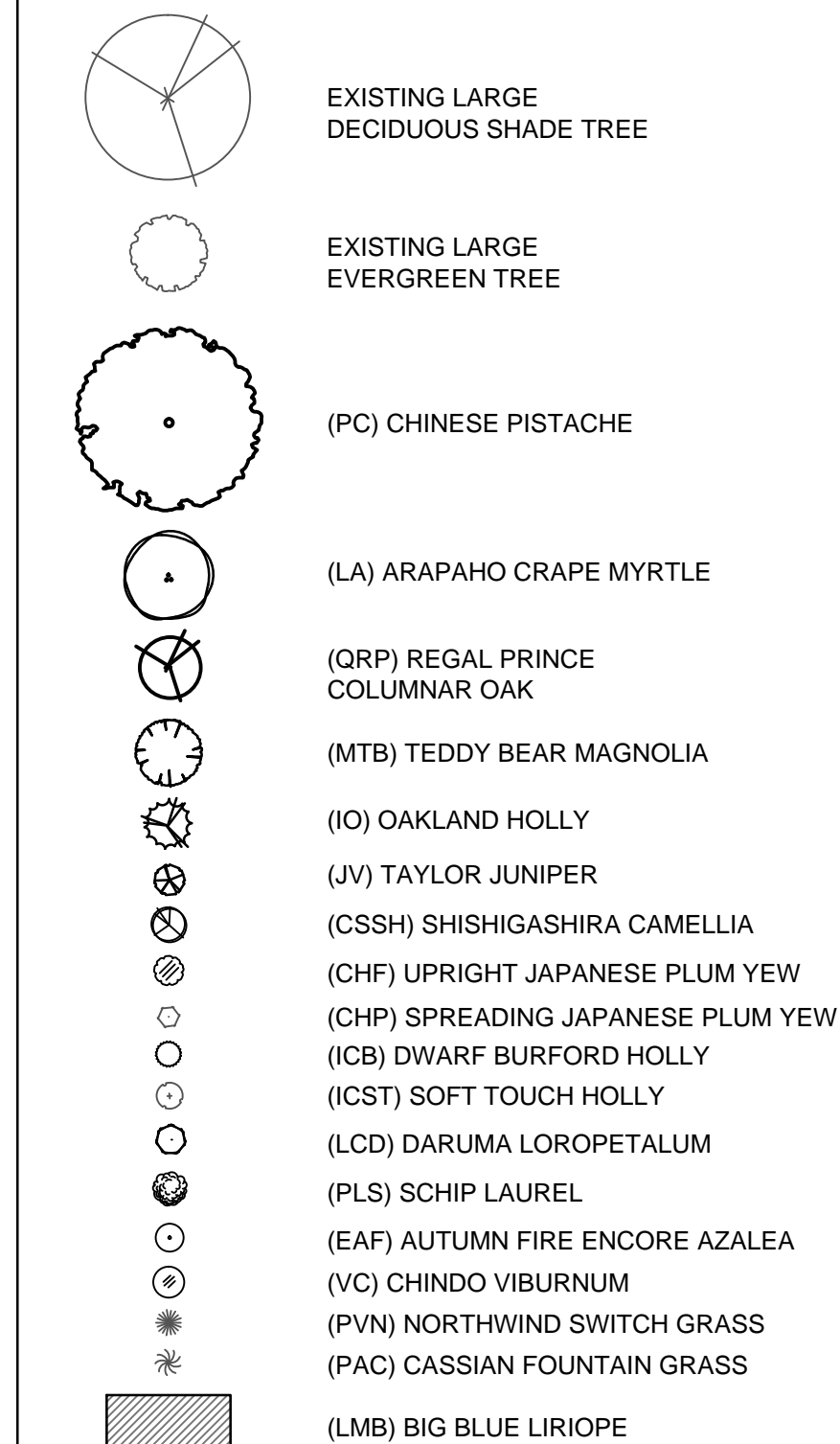
**GREENS DAIRY RD: 51.15 LF**  
REQUIRED: 16 SHRUBS  
PROVIDED: 16 EVERGREEN SHRUBS



CONTACT INFORMATION:  
CITY OF RALEIGH PARKS, RECREATION AND CULTURAL RESOURCES DEPARTMENT URBAN FORESTER  
TREES@RALEIGHNC.GOV  
WWW.RALEIGHNC.GOV

1 CITY OF RALEIGH STANDARD  
L-01 TREE PLANTING DETAIL - PRCR-03  
SCALE: NTS

#### LANDSCAPE LEGEND



**CONCURRENT REVIEW APPROVAL**  
CITY OF RALEIGH-PLANS AUTHORIZED FOR CONSTRUCTION

PLANS FOR THE PROPOSED USE HAVE BEEN REVIEWED FOR GENERAL COMPLIANCE WITH APPLICABLE CODES. THIS LIMITED REVIEW, AND AUTHORIZATION FOR CONSTRUCTION IS NOT TO BE CONSIDERED TO REPRESENT TOTAL COMPLIANCE WITH ALL LEGAL REQUIREMENTS FOR DEVELOPMENT AND CONSTRUCTION. THE PROPERTY OWNER, DESIGN CONSULTANTS, AND CONTRACTORS ARE EACH RESPONSIBLE FOR COMPLIANCE WITH ALL APPLICABLE CITY, STATE, AND FEDERAL LAWS. THIS SPECIFIC AUTHORIZATION BELOW IS NOT A PERMIT, NOR SHALL IT BE CONSTRUED TO PERMIT ANY VIOLATION OF CITY, STATE, OR FEDERAL LAW. ALL CONSTRUCTION MUST BE IN ACCORDANCE WITH ALL LOCAL, STATE, AND FEDERAL RULES AND REGULATIONS.

TRANSPORTATION FIELD SERVICES \_\_\_\_\_

PUBLIC UTILITIES \_\_\_\_\_

STORMWATER \_\_\_\_\_

PLANNING/ZONING \_\_\_\_\_

FIRE \_\_\_\_\_

URBAN FORESTRY \_\_\_\_\_

SITE ACCESSIBILITY \_\_\_\_\_

**ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH CITY OF RALEIGH STANDARDS & SPECIFICATIONS**

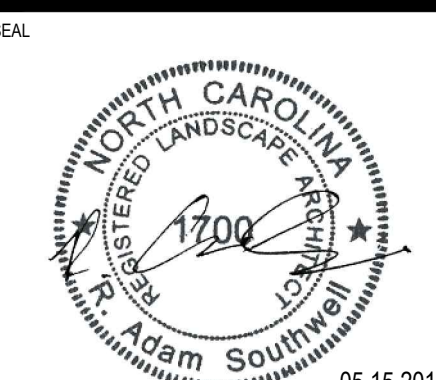
PLANT SCHEDULE						
TYPE	USE	QUANTITY	KEY	BOTANICAL NAME	COMMON NAME	PLANTING SIZE
TREES						
SET	SUPP	1	IO	Ilex x 'Oakland'	Oakland Holly	5' ht
SET	SUPP	3	JV	Juniperus virginiana 'Taylor'	Taylor Juniper	6-8' ht
SDT	SUPP	5	LA	Lagerstroemia indica x fauriei 'Arapaho'	Arapaho Crape Myrtle	6' ht
SET	SUPP	5	MTB	Magnolia grandiflora 'Southern Charm' PP#13049	Teddy Bear Southern Magnolia	6' ht
LDT	VUA	7	PC	Pistacia chinensis	Chinese Pistache	3" cal; 10'ht MIN
LDT	SUPP	3	ORP	Quercus x warei 'Long'	Regal Prince Columnar Oak	3" cal; 10'ht
SHRUBS						
ES	SUPP	2	CSSH	Camellia sasanqua 'Shishigashira'	Shishigashira Camellia	7 gallon
ES	SUPP	11	CHF	Cephalotaxus harringtonia 'Fastigata'	Upright Japanese Plum Yew	7 gallon
ES	SUPP	20	CHP	Cephalotaxus harringtonia 'Prostrata'	Spreading Japanese Plum Yew	3 gallon
ES	SPY	16	ICB	Ilex cornuta 'Burfordii Nana'	Dwarf Burford Holly	18" ht MIN
ES	SUPP	57	ICST	Ilex crenata 'Soft Touch'	Soft Touch Holly	3 gallon
ES	SUPP	22	LCD	Loropetalum chinensis v.r. 'Daruma'	Daruma Loropetalum	3 gallon
ES	SUPP	10	PLS	Prunus laurocerasus 'Schipkaensis'	Schip Laurel	7 gallon
ES	SUPP	22	EAF	Rhododendron 'Roblez' PPAF	Autumn Fire Encore Azalea	3 gallon
ES	SCREEN	12	VC	Viburnum awabuki 'Chindo'	Chindo Viburnum	36" ht MIN
GRASSES						
DS	SUPP	19	PVN	Panicum virgatum 'Northwind'	Northwind Switch Grass	3 gallon
DS	SUPP	76	PAC	Pennisetum alopecuroides 'Cassian'	Cassian Fountain Grass	3 gallon
GROUND COVER						
EGC	SUPP	124	LMB	Liriope muscari 'Big Blue'	Big Blue Liriope	4" pot
TYPE/USE LEGEND						
Plant Type: LDT = Large Deciduous Tree; SDT = Small Deciduous Tree; SET = Small Evergreen Tree; ES = Evergreen Shrub; DS = Deciduous Shrub; EGC = Evergreen Groundcover.						
Plant Use: VUA = Vehicular Use Area; SPY = Street Protective Yard; SCREEN = Mechanical Screen; SUPP = Supplemental*						
*Supplemental plantings are provided above and beyond UDO landscape requirements						

K 5 ASSOCIATES LLC  
D.B. 8699, PG. 2785  
LOT 1  
B.M. 1998, PG. 1203  
PARCEL ID: 0089505

#### LANDSCAPE NOTES:

- NO PERMIT FOR THE CONSTRUCTION, RECONSTRUCTION, EXTENSION, REPAIR OR ALTERATION OF ANY BUILDING, STRUCTURE OR USE OF LAND AND NO BUILDING OR LAND OR ANY PART OF ANY BUILDING OR LAND, MAY BE OCCUPIED OR USED UNTIL LANDSCAPING HAD BEEN PROVIDED IN ACCORDANCE WITH THE REQUIREMENTS OF THIS UDO.
- LANDSCAPING SHALL NOT OBSTRUCT THE VIEWS OF MOTORISTS USING ANY STREET, DRIVEWAY, PARKING AISLES OR THE APPROACH TO ANY STREET INTERSECTION. ALL LANDSCAPING INSTALLATIONS MUST COMPLY WITH THE SIGHT TRIANGLE REQUIREMENTS OF THE RALEIGH STREET DESIGN MANUAL. THERE SHALL BE NO SIGHT OBSTRUCTING OR PARTLY OBSTRUCTING WALL, FENCE, SIGN, FOLIAGE, BERMS, OR PARKED VEHICLES BETWEEN THE HEIGHTS OF 24 INCHES AND EIGHT FEET ABOVE THE CURB LINE ELEVATION OR THE NEAREST TRAVELED WAY IF NO CURBING EXISTS. (STREET DESIGN MANUAL 6.12.3).
- PRIOR TO CONSTRUCTION TREE PROTECTION FENCING MUST BE INSTALLED AROUND ALL AREAS NOTED AS TREE CONSERVATION AREAS.
- TREES & SHRUBS CANNOT BE PLANTED WITHIN THE CRITICAL ROOT ZONE OF AN EXISTING TREE. TREES MUST BE PLANTED AT LEAST 15 FEET FROM ANY OTHER TREE AND NO FURTHER THAN 50 FEET FROM ANY OTHER TREE, MEASURED FROM TREE TRUNK TO TREE TRUNK.
- NO REQUIRED LANDSCAPING OR SCREENING SHALL BE PLANTED INSIDE UTILITY AND DRAINAGE EASEMENTS, EXCLUDING OVERHEAD EASEMENTS, WITHOUT THE CONSENT OF THE CITY AND THE EASEMENT HOLDER.
- THE OWNER OR TENANT IS RESPONSIBLE FOR MAINTAINING ALL REQUIRED LANDSCAPING IN GOOD HEALTH. ANY DEAD, UNHEALTHY OR MISSING LANDSCAPING MUST BE REPLACED WITH LANDSCAPING THAT CONFORMS TO THIS UDO WITHIN 30 DAYS (OR WITHIN 180 DAYS WHERE WEATHER CONCERNS WOULD JEOPARDIZE THE HEALTH OF PLANT MATERIALS). IN THE EVENT THAT REQUIRED LANDSCAPING IS SEVERELY DAMAGED DUE TO AN UNUSUAL WEATHER OCCURRENCE OR OTHER ACT OF NATURE, THE OWNER OR TENANT MAY HAVE 2 YEARS TO REPLACE THE REQUIRED LANDSCAPE.

SCALE: 1 IN = 20 FT  
SCALE IN FEET  
HORIZONTAL

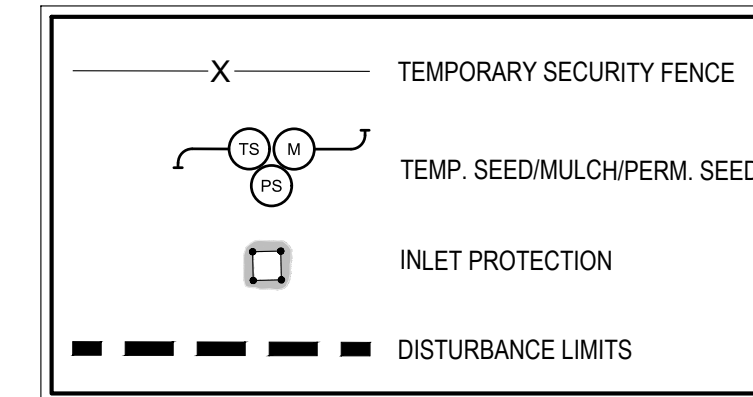


NOT FOR CONSTRUCTION

PHD - 5200 CAPITAL BLVD. - RALEIGH, NC  
LANDSCAPE PLAN

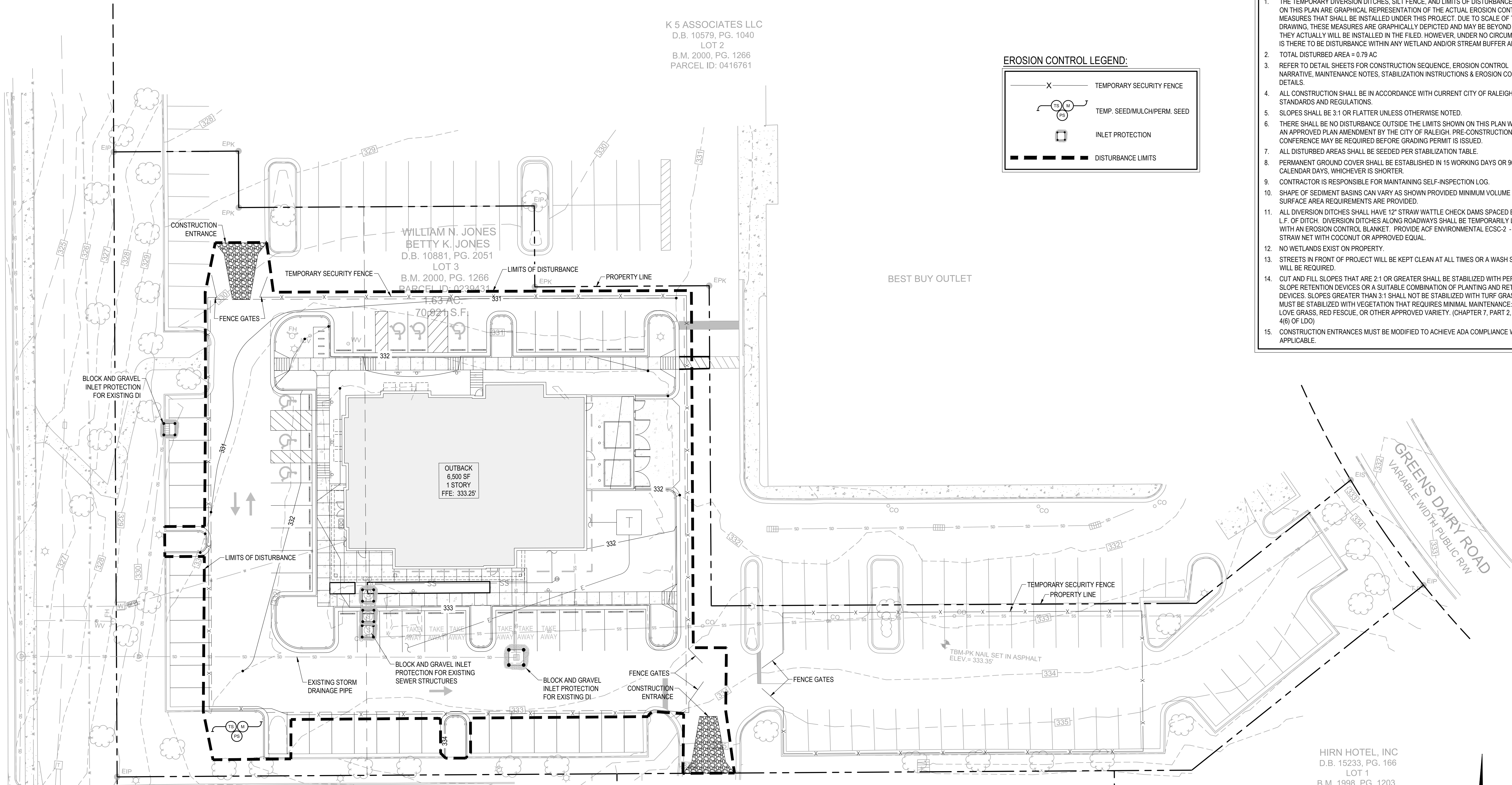
Curry  
ENGINEERING  
L-01

EROSION CONTROL LEGEND:



GENERAL NOTES:

1. THE PERMANENT DIVERSION DITCHES, SILT FENCE, AND LIMITS OF DISTURBANCE SHOWN ON THIS PLAN ARE GRAPHICAL REPRESENTATION OF THE ACTUAL EROSION CONTROL MEASURES THAT SHALL BE INSTALLED UNDER THIS PROJECT. DUE TO SCALE OF THIS DRAWING, THESE MEASURES ARE GRAPHICALLY DEPICTED AND MAY BE BEYOND WHERE THEY ACTUALLY WILL BE INSTALLED IN THE FIELD. HOWEVER, UNDER NO CIRCUMSTANCES IS THERE TO BE DISTURBANCE WITHIN ANY WETLAND AND/OR STREAM BUFFER AREAS.
2. TOTAL DISTURBED AREA = 0.79 AC
3. REFER TO DETAIL SHEETS FOR CONSTRUCTION SEQUENCE, EROSION CONTROL NARRATIVE, MAINTENANCE NOTES, STABILIZATION INSTRUCTIONS & EROSION CONTROL DETAILS.
4. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH CURRENT CITY OF RALEIGH STANDARDS AND REGULATIONS.
5. SLOPES SHALL BE 3:1 OR FLATTER UNLESS OTHERWISE NOTED.
6. THERE SHALL BE NO DISTURBANCE OUTSIDE THE LIMITS SHOWN ON THIS PLAN WITHOUT AN APPROVED PLAN AMENDMENT BY THE CITY OF RALEIGH. PRE-CONSTRUCTION CONFERENCE MAY BE REQUIRED BEFORE GRADING PERMIT IS ISSUED.
7. ALL DISTURBED AREAS SHALL BE SEEDED PER STABILIZATION TABLE.
8. PERMANENT GROUND COVER SHALL BE ESTABLISHED IN 15 WORKING DAYS OR 90 CALENDAR DAYS, WHICHEVER IS SHORTER.
9. CONTRACTOR IS RESPONSIBLE FOR MAINTAINING SELF-INSPECTION LOG.
10. SHAPE OF SEDIMENT BASINS CAN VARY AS SHOWN PROVIDED MINIMUM VOLUME & SURFACE AREA REQUIREMENTS ARE PROVIDED.
11. ALL DIVERSION DITCHES SHALL HAVE 12" STRAW WATTLE CHECK DAMS SPACED EVERY 50' L.F. OF DITCH. DIVERSION DITCHES ALONG ROADWAYS SHALL BE TEMPORARILY LINED WITH AN EROSION CONTROL BLANKET. PROVIDE ACF ENVIRONMENTAL ECSC-2 - DOUBLE STRAW NET WITH COCONUT OR APPROVED EQUAL.
12. NO WETLANDS EXIST ON PROPERTY.
13. STREETS IN FRONT OF PROJECT WILL BE KEPT CLEAN AT ALL TIMES OR A WASH STATION WILL BE REQUIRED.
14. CUT AND FILL SLOPES THAT ARE 2:1 OR GREATER SHALL BE STABILIZED WITH PERMANENT SLOPE RETENTION DEVICES OR A SUITABLE COMBINATION OF PLANTING AND RETENTION DEVICES. SLOPES GREATER THAN 3:1 SHALL NOT BE STABILIZED WITH TURF GRASS BUT MUST BE STABILIZED WITH VEGETATION THAT REQUIRES MINIMAL MAINTENANCE: WEEPING LOBE GRASS, RED FESCUE, OR OTHER APPROVED VARIETY. (CHAPTER 7, PART 2, SECTION 4(f) OF LDO)
15. CONSTRUCTION ENTRANCES MUST BE MODIFIED TO ACHIEVE ADA COMPLIANCE WHERE APPLICABLE.



HIRN HOTEL, INC  
D.B. 15233, PG. 166  
LOT 1  
B.M. 1998, PG. 1203  
PARCEL ID: 0244572

YOUR HOUSE OF RALEIGH INC  
D.B. 2743, PG. 914  
LOT 26  
B.M. 1979, PG. 510  
PARCEL ID: 0109484

K-5 ASSOCIATES LLC  
D.B. 8699, PG. 2785  
LOT 1  
B.M. 1998, PG. 1203  
PARCEL ID: 0089505

### CONCURRENT REVIEW APPROVAL

CITY OF RALEIGH-PLANS AUTHORIZED FOR CONSTRUCTION

PLANS FOR THE PROPOSED USE HAVE BEEN REVIEWED FOR GENERAL COMPLIANCE WITH APPLICABLE CODES. THIS LIMITED REVIEW, AND AUTHORIZATION FOR CONSTRUCTION IS NOT TO BE CONSIDERED TO REPRESENT TOTAL COMPLIANCE WITH ALL LEGAL REQUIREMENTS FOR DEVELOPMENT AND CONSTRUCTION. THE PROPERTY OWNER, DESIGN CONSULTANTS, AND CONTRACTORS ARE EACH RESPONSIBLE FOR COMPLIANCE WITH ALL APPLICABLE CITY, STATE, AND FEDERAL LAWS. THIS SPECIFIC AUTHORIZATION BELOW IS NOT A PERMIT, FOR SUCH IT CANNOT BE CONSTRUED TO PERMIT ANY VIOLATION OF CITY, STATE, OR FEDERAL LAW. ALL CONSTRUCTION MUST BE IN ACCORDANCE WITH ALL LOCAL, STATE, AND FEDERAL RULES AND REGULATIONS.

TRANSPORTATION FIELD SERVICES

PUBLIC UTILITIES

STORMWATER

PLANNING/ZONING

FIRE \_\_\_\_\_

URBAN FORESTRY

## SITE ACCESSIBILITY

SKETCH PLAN TRANSACTION NUMBER: 520478

CONCURRENT TRANSACTION NUMBER: 555372

